095.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,100 / 942,100
					USE VALUE:	942,100 / 942,100
					ASSESSED:	942,100 / 942,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC GILLIVRAY DANIEL--TRS
Owner 2:	MAC GILLIVRAY CONSTANCE M
Owner 3:	
Street 1:	30 OLD MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2176 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9500.000	448,600		493,500	942,100
Total Card	0.218	448,600		493,500	942,100
Total Parcel	0.218	448,600		493,500	942,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.95 | /Parcel: 432.9

Legal Description

User Acct 62158

GIS Ref

GIS Ref

Insp Date 02/26/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0004.0

!7788!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	448,700	0	9,500.	493,500	942,200	942,200	Year End Roll	12/18/2019
2019	101	FV	347,900	0	9,500.	493,500	841,400	841,400	Year End Roll	1/3/2019
2018	101	FV	347,900	0	9,500.	423,000	770,900	770,900	Year End Roll	12/20/2017
2017	101	FV	347,900	0	9,500.	394,800	742,700	742,700	Year End Roll	1/3/2017
2016	101	FV	347,900	0	9,500.	338,400	686,300	686,300	Year End	1/4/2016
2015	101	FV	339,600	0	9,500.	303,200	642,800	642,800	Year End Roll	12/11/2014
2014	101	FV	339,600	0	9,500.	280,600	620,200	620,200	Year End Roll	12/16/2013
2013	101	FV	339,600	0	9,500.	267,500	607,100	607,100		12/13/2012

PRINT

Date	Time
12/10/20	22:23:48

LAST REV

Date	Time
11/23/15	13:44:16

philc

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19885-96		6/1/1989		99	No	No		A

USER DEFINED

Prior Id # 1:	62158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1484	New Wind	2,000					
11/20/1998	800	Manual	1,200					REROOF PORCH
10/7/1997	601	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
11/23/2015	Permit Insp	PC	PHIL C
2/26/2009	Meas/Inspect	163	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
8/13/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9500		Sq. Ft.	Site		0	70.	0.74	4									493,503						493,500	

Total AC/HA: 0.21809 | Total SF/SM: 9500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 493,503 | Spl Credit | Total: 493,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13253665
Const Adj.:	0.97515047
Adj $ / SQ:	138.049
Other Features:	107300
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609471
Depreciation:	160900
Depreciated Total:	448570

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

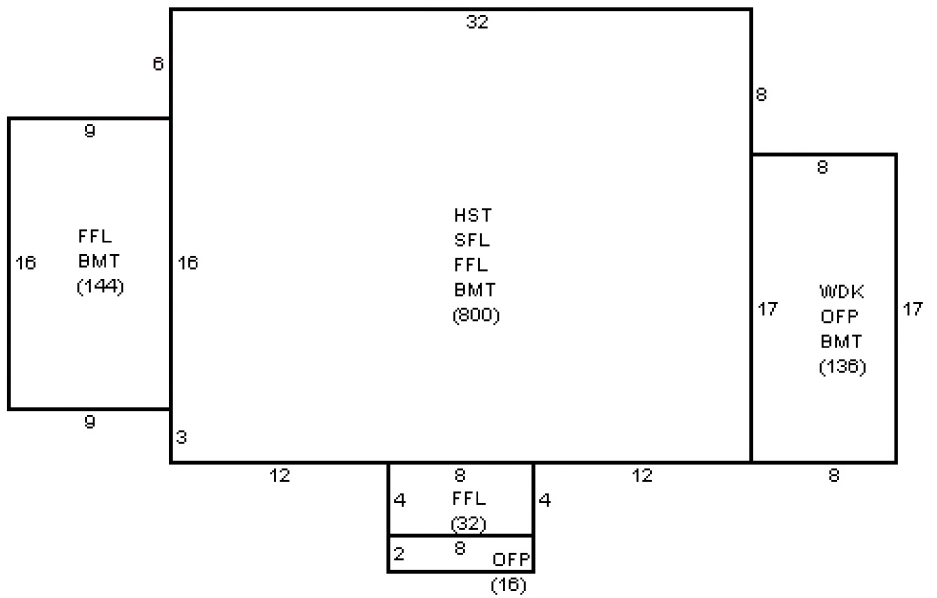
No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.61
Special Features:	0	Val/Su Net:	126.58
Final Total:	448600	Val/Su SzAd	206.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	41.410	44,728
FFL	First Floor	976	138.050	134,736
SFL	Second Floor	800	138.050	110,439
HST	Half Story	400	138.050	55,220
OFP	Open Porch	152	26.680	4,055
WDK	Deck	136	13.020	1,771

Net Sketched Area:	3,544			Total:	350,949
Size Ad	2176	Gross Are	3944	FinArea	2176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	